

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known) Chapter **11**

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	Down Town Association	
2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names	DBA The Down Town Association	
3. Debtor's federal Employer Identification Number (EIN)	20-5035020	
4. Debtor's address	Principal place of business 60 Pine Street New York, NY 10005 Number, Street, City, State & ZIP Code New York County	Mailing address, if different from principal place of business 16 Gramercy Park South New York, NY 10003 P.O. Box, Number, Street, City, State & ZIP Code Location of principal assets, if different from principal place of business New York, NY Number, Street, City, State & ZIP Code
5. Debtor's website (URL)	https://www.thedta.com/	
6. Type of debtor	<input type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input checked="" type="checkbox"/> Other. Specify: NY Not-For-Profit Corporation	

Debtor **Down Town Association**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☒ None of the above

B. Check all that apply

- ☒ Tax-exempt entity (as described in 26 U.S.C. §501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
 See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☒ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor

Down Town Association

Name

Case number (if known)

Debtor **Down Town Association** Case number (if known) _____
Name

11. Why is the case filed in this district? *Check all that apply:*

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? _____
Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*

☒ Funds will be available for distribution to unsecured creditors.

☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. Estimated Assets

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input checked="" type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. Estimated liabilities

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **Down Town Association**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 4, 2021**
MM / DD / YYYY

X /s/ Mark R. Altherr
Signature of authorized representative of debtor

Title **President**

Mark R. Altherr
Printed name

18. Signature of attorney

X /s/ Avrum J. Rosen
Signature of attorney for debtor

Date **March 4, 2021**
MM / DD / YYYY

Avrum J. Rosen
Printed name

Law Offices of Avrum J. Rosen, PLLC
Firm name

38 New St
Huntington, NY 11743-3327
Number, Street, City, State & ZIP Code

Contact phone **631-423-8527** Email address **arosen@ajrlawny.com**

Bar number and State

Fill in this information to identify the case:

Debtor name Down Town Association

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☒ Other document that requires a declaration Corporate Resolution and Rule 1007 Affidavit

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 4, 2021

X /s/ Mark R. Altherr

Signature of individual signing on behalf of debtor

Mark R. Altherr

Printed name

President

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Down Town Association**
United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**
Case number (if known): _____

☐ Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Alberto Rosado 549 Academy St Apt 22 New York, NY 10034		Severance Wages	Unliquidated Disputed			\$10,183.82
Angel Matias 2190 2nd Ave Apt 12b New York, NY 10029		Severance Wages	Unliquidated Disputed			\$27,721.35
Brian Matthews 306 W 51st Street Apt 5b New York, NY 10019		Severance Wages	Unliquidated Disputed			\$14,850.33
Charles Mohan 200 W 70th St Apt 2r New York, NY 10023		Severance Wages	Unliquidated Disputed			\$34,545.50
Club Employees Pension Plan Employee Benefit Funds 305 West 44th Street New York, NY 10036		Pension Withdrawal Claim	Contingent Unliquidated Disputed			\$53,659.40
Con Edison Attn: Law Department 4 Irving Place RM 1875 New York, NY 10003		Electric	Disputed			\$70,807.58
Con Edison Attn: Law Department 4 Irving Place RM 1875 New York, NY 10003		Steam	Disputed			\$52,665.43
Domingo Reyes 5312 106th St Corona, NY 11368		Severance Wages	Unliquidated Disputed			\$12,411.43

Debtor **Down Town Association**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
EBRA 70 Pine Owner LLC 777 Third Avenue. 6th FI New York, NY 10017		Alleged Unpaid Rent	Contingent Unliquidated Disputed Subject to Setoff			\$228,664.16
Emmanuel Collado 115 Vermilyea Ave Apt 1b New York, NY 10034		Severance Wages	Unliquidated Disputed			\$10,837.76
Francisco Rosado 3063 Godwin Terrace Apt 3a Bronx, NY 10463		Severance Wages	Unliquidated Disputed			\$16,589.67
Great Empire Realty, LLC 254 Canal Street Suite 2001 New York, NY 10013		Credit Line				\$4,110,297.00
Great Empire Realty, LLC 254 Canal Street Suite 2001 New York, NY 10013		Alleged unpaid rent				\$1,950,000.00
Jessica Rosado 549 Academy St Apt 22 New York, NY 10034		Severance Wages	Unliquidated Disputed			\$10,184.38
Julio Garcia 332 E 15th St Apt 6b New York, NY 10003		Severance Wages	Unliquidated Disputed			\$11,317.53
Kelsick Benn 6817 3rd Ave Apt 4l Brooklyn, NY 11220		Severance Wages	Unliquidated Disputed			\$13,513.46
Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036		Audit on Union Funds	Contingent Unliquidated Disputed			\$80,377.75
Mario De Leon 650 Booth Street Apt 6e Rego Park, NY 11374		Severance Wages	Unliquidated Disputed			\$13,646.36
Pascasio Veras 184 Lockwood Ave Yonkers, NY 10701		Severance Wages	Unliquidated Disputed			\$12,202.95
Wells Fargo Financial Leasing 800 Walnut Street Des Moines, IA 50309		(1) Ricoh MPC 8003 - Lease (2) Ricoh IMC 3000 - Lease	Disputed	\$134,005.09	\$0.00	\$134,005.09

Fill in this information to identify the case:

Debtor name **Down Town Association**

United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 0.00
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 74,859.11
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 74,859.11

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ 137,832.41
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ 0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ 6,797,498.53
4. Total liabilities Lines 2 + 3a + 3b	\$ 6,935,330.94

Fill in this information to identify the case:

Debtor name **Down Town Association**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206A/B**
Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **First Republic Bank****Checking****9446****\$63,553.42**3.2. **First Republic Bank****Checking****9944****\$655.95**3.3. **Bank of New York Mellon****Contingency Reserve Fund****X739****\$649.74**3.4. **First Republic Bank****Checking****9947****\$0.00****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$64,859.11**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Debtor Down Town Association Case number (If known) _____
Name

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 10,000.00 - 0.00 = \$10,000.00
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$10,000.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☐ No. Go to Part 6.
☒ Yes Fill in the information below.

	General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19.	Raw materials				
20.	Work in progress				
21.	Finished goods, including goods held for resale				
22.	Other inventory or supplies Books, Glassware and Fireplace andirons		Unknown		Unknown

23. **Total of Part 5.**

Add lines 19 through 22. Copy the total to line 84.

\$0.00

24. **Is any of the property listed in Part 5 perishable?**

- ☒ No
☐ Yes

25. **Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**

- ☒ No
☐ Yes. Book value _____ Valuation method _____ Current Value _____

26. **Has any of the property listed in Part 5 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

Official Form 206A/B

Schedule A/B Assets - Real and Personal Property

page 2

Debtor Down Town Association Case number (If known) _____
Name

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Wooden dining tables, Large rectangular tables and circular tables	\$0.00		Unknown
	Various styles of dining chairs	\$0.00		Unknown
	Various Furniture (sofas, armchairs, sidecars)	\$0.00		Unknown
	2 billiard tables with equipment	\$0.00		Unknown
	100 Wooden Gym Lockers	\$0.00		Unknown
40.	Office fixtures 18 Portraits of Presidents and Treasurers	\$0.00		Unknown
	A Scale, Standing and Floor lamps, carpets	\$0.00		Unknown
	An Elk's Head, Light Fixtures, Portable Air Conditioning Units	\$0.00		Unknown
	Refrigerators and Freezers	\$0.00		Unknown
41.	Office equipment, including all computer equipment and communication systems equipment and software Table Linens and Stationary	\$0.00		Unknown
	Various Computer terminals	\$0.00		Unknown
42.	Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
43.	Total of Part 7. Add lines 39 through 42. Copy the total to line 86.			\$0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

Debtor Down Town Association Case number (If known) _____
Name

- ☐ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48. Watercraft, trailers, motors, and related accessories <i>Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels</i>			
49. Aircraft and accessories			
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment) (1) Ricoh MPC 8003 - Lease (2) Ricoh IMC 3000 - Lease	\$0.00		\$0.00
Pitney Bowes Postage Meter - Lease	\$0.00		\$0.00

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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Debtor **Down Town Association** Case number (If known) _____
Name

available.

55.1. **60 Pine Street, New York, New York, 10005** Lease **Unknown** **Unknown**

55.2. **Second Floor and Elevator Lobby of the 70 Pine Street Condominium at 70 Pine Street, New York, New York.** Lease **Unknown** **Unknown**

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No

☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No

☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☐ No. Go to Part 11.

☒ Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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60. **Patents, copyrights, trademarks, and trade secrets**

61. Internet domain names and websites www.theDTA.com www.thedowntownassociation.com	\$0.00		Unknown
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62. **Licenses, franchises, and royalties**

63. **Customer lists, mailing lists, or other compilations**

64. Other intangibles, or intellectual property Whitehead Property LLC A Delaware Limited Liability Company	\$0.00		Unknown
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MacKay Mezzanine LLC A Delaware Limited Liability Company	\$0.00		Unknown
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65. **Goodwill**

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00

Debtor Down Town Association Case number (If known) _____
Name

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?

☒ No

☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☒ No

☐ Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☒ No

☐ Yes

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.

☐ Yes Fill in the information below.

Debtor Down Town Association Case number (If known) _____
Name

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$64,859.11	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$10,000.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$0.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$0.00	
91. Total. Add lines 80 through 90 for each column	\$74,859.11	\$0.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$74,859.11

Fill in this information to identify the case:

Debtor name **Down Town Association**

United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	Pitney Bowes <small>Creditor's Name</small> 3001 Summer St Stamford, CT 06926 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred 1/26/2017 Last 4 digits of account number 8706 Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien Pitney Bowes Postage Meter - Lease Describe the lien Lease Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$3,827.32	\$0.00

2.2	Wells Fargo Financial Leasing <small>Creditor's Name</small> 800 Walnut Street Des Moines, IA 50309 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred 12/13/2019 Last 4 digits of account number Do multiple creditors have an interest in the same property?	Describe debtor's property that is subject to a lien (1) Ricoh MPC 8003 - Lease (2) Ricoh IMC 3000 - Lease Describe the lien Lease Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply	\$134,005.09	\$0.00
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Debtor **Down Town Association** Case number (if known) _____
Name
☒ No ☐ Contingent
☐ Yes. Specify each creditor, ☐ Unliquidated
including this creditor and its relative ☒ Disputed
priority.

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$137,832.41**

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did
you enter the related creditor?

Last 4 digits of
account number for
this entity

Whitfield & Eddy Law
Att: Mark Rice
699 Walnut Street, Suite 2000
Des Moines, IA 50309

Line 2.2

Fill in this information to identify the case:

Debtor name **Down Town Association**

United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	Unknown	\$0.00
	Date or dates debt was incurred 2020	Basis for the claim:		
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address NYS Dept. of Tax. & Fin. Bankruptcy Sections P.O. Box 5300 Albany, NY 12205-0300	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	Unknown	\$0.00
	Date or dates debt was incurred 2020	Basis for the claim:		
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

Debtor	Down Town Association Name _____	Case number (if known) _____
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3.1	Nonpriority creditor's name and mailing address Alberto Rosado 549 Academy St Apt 22 New York, NY 10034 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$10,183.82 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.2	Nonpriority creditor's name and mailing address Angel Matias 2190 2nd Ave Apt 12b New York, NY 10029 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$27,721.35 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.3	Nonpriority creditor's name and mailing address Brian Matthews 306 W 51st Street Apt 5b New York, NY 10019 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$14,850.33 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.4	Nonpriority creditor's name and mailing address Carter Ledyard & Milburn LLP 2 Wall Street New York, NY 10005 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,323.82 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.5	Nonpriority creditor's name and mailing address Charles Mohan 200 W 70th St Apt 2r New York, NY 10023 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$34,545.50 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.6	Nonpriority creditor's name and mailing address Club Employees Pension Plan Employee Benefit Funds 305 West 44th Street New York, NY 10036 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$53,659.40 <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Pension Withdrawal Claim</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.7	Nonpriority creditor's name and mailing address Con Edison Attn: Law Department 4 Irving Place RM 1875 New York, NY 10003 Date(s) debt was incurred <u>2/3/2021</u> Last 4 digits of account number <u>0004</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$70,807.58 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Electric</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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Debtor	Down Town Association <small>Name</small>	Case number (if known) _____
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3.8	Nonpriority creditor's name and mailing address Con Edison Attn: Law Department 4 Irving Place RM 1875 New York, NY 10003 Date(s) debt was incurred <u>2/12/2021</u> Last 4 digits of account number <u>0104</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Steam</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$52,665.43
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3.9	Nonpriority creditor's name and mailing address Corann Williams 518 Pennsylvania Ave Apt 2b Brooklyn, NY 11207 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$6,390.55
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3.10	Nonpriority creditor's name and mailing address Domingo Reyes 5312 106th St Corona, NY 11368 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,411.43
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3.11	Nonpriority creditor's name and mailing address EBRA 70 Pine Owner LLC 777 Third Avenue. 6th Fl New York, NY 10017 Date(s) debt was incurred _____ Last 4 digits of account number <u>0055</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Alleged Unpaid Rent</u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	\$228,664.16
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3.12	Nonpriority creditor's name and mailing address Emmanuel Collado 115 Vermilyea Ave Apt 1b New York, NY 10034 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$10,837.76
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3.13	Nonpriority creditor's name and mailing address Francisco Rosado 3063 Godwin Terrace Apt 3a Bronx, NY 10463 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$16,589.67
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3.14	Nonpriority creditor's name and mailing address Great Empire Realty, LLC 254 Canal Street Suite 2001 New York, NY 10013 Date(s) debt was incurred <u>8/6/2018</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Credit Line</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,110,297.00
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Debtor	Down Town Association <small>Name</small>	Case number (if known)
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3.15	Nonpriority creditor's name and mailing address Great Empire Realty, LLC 254 Canal Street Suite 2001 New York, NY 10013 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Alleged unpaid rent</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,950,000.00
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3.16	Nonpriority creditor's name and mailing address Hanna Prawdzik 16 Grand St Little Ferry, NJ 07643 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,120.17
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3.17	Nonpriority creditor's name and mailing address Jessica Rosado 549 Academy St Apt 22 New York, NY 10034 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$10,184.38
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3.18	Nonpriority creditor's name and mailing address Jose Cabral 144 E 208 St Apt GC Bronx, NY 10467 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,890.64
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3.19	Nonpriority creditor's name and mailing address Julio Garcia 332 E 15th St Apt 6b New York, NY 10003 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$11,317.53
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3.20	Nonpriority creditor's name and mailing address Kelsick Benn 6817 3rd Ave Apt 4l Brooklyn, NY 11220 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$13,513.46
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3.21	Nonpriority creditor's name and mailing address Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Audit on Union Funds</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$80,377.75
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Debtor	Down Town Association <small>Name</small>	Case number (if known) _____
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3.22	Nonpriority creditor's name and mailing address Mario De Leon 650 Booth Street Apt 6e Rego Park, NY 11374 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$13,646.36 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.23	Nonpriority creditor's name and mailing address New York City DEP 59-17 Junction Boulevard Elmhurst, NY 11373 Date(s) debt was incurred <u>2/21/2021</u> Last 4 digits of account number <u>6001</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$5,524.09 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Water</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.24	Nonpriority creditor's name and mailing address New York City DEP 59-17 Junction Boulevard Elmhurst, NY 11373 Date(s) debt was incurred <u>2/21/2021</u> Last 4 digits of account number <u>4001</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$562.20 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Water</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.25	Nonpriority creditor's name and mailing address Pascasio Veras 184 Lockwood Ave Yonkers, NY 10701 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$12,202.95 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.26	Nonpriority creditor's name and mailing address Pitney Bowes Attn: Purchase Power 2225 American Drive Neenah, WI 54956 Date(s) debt was incurred <u>3/7/2021</u> Last 4 digits of account number <u>7380</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$51.99 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Postage and Supplies</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.27	Nonpriority creditor's name and mailing address Ramon Mezon 853 Macy Pl Apt 3C Bronx, NY 10455 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$8,225.74 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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3.28	Nonpriority creditor's name and mailing address Rohan Dixon 831 Cleveland St Brooklyn, NY 11208 Date(s) debt was incurred <u>1/31/2020</u> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$9,199.28 <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Severance Wages</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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Debtor **Down Town Association** Case number (if known) _____
Name

3.29 Nonpriority creditor's name and mailing address **Walkiris Rosado**
420 West 19th St
Apt 8F
New York, NY 10011
Date(s) debt was incurred 1/31/2020
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$9,788.01**
☐ Contingent
☒ Unliquidated
☒ Disputed
Basis for the claim: Severance Wages
Is the claim subject to offset? ☒ No ☐ Yes

3.30 Nonpriority creditor's name and mailing address **Wilman Peralta**
549 Academy St
Apt22
New York, NY 10034
Date(s) debt was incurred 1/31/2020
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$8,946.18**
☐ Contingent
☒ Unliquidated
☒ Disputed
Basis for the claim: Severance Wages
Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	Club Employees Pension Plan 709 Eighth Avenue New York, NY 10036	Line <u>3.6</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	Gideon Martin 707 8th Avenue New York, NY 10036	Line <u>3.21</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.20</u> <input type="checkbox"/> Not listed. Explain _____	—
4.4	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.18</u> <input type="checkbox"/> Not listed. Explain _____	—
4.5	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.12</u> <input type="checkbox"/> Not listed. Explain _____	—
4.6	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.22</u> <input type="checkbox"/> Not listed. Explain _____	—
4.7	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.28</u> <input type="checkbox"/> Not listed. Explain _____	—
4.8	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.19</u> <input type="checkbox"/> Not listed. Explain _____	—

Debtor Down Town Association		Case number (if known)
Name		
	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed? Last 4 digits of account number, if any
4.9	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain _____
4.10	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.3</u> <input type="checkbox"/> Not listed. Explain _____
4.11	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.27</u> <input type="checkbox"/> Not listed. Explain _____
4.12	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.5</u> <input type="checkbox"/> Not listed. Explain _____
4.13	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.30</u> <input type="checkbox"/> Not listed. Explain _____
4.14	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.16</u> <input type="checkbox"/> Not listed. Explain _____
4.15	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.10</u> <input type="checkbox"/> Not listed. Explain _____
4.16	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.1</u> <input type="checkbox"/> Not listed. Explain _____
4.17	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.13</u> <input type="checkbox"/> Not listed. Explain _____
4.18	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.17</u> <input type="checkbox"/> Not listed. Explain _____
4.19	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.29</u> <input type="checkbox"/> Not listed. Explain _____
4.20	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.25</u> <input type="checkbox"/> Not listed. Explain _____
4.21	Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036	Line <u>3.9</u> <input type="checkbox"/> Not listed. Explain _____

Debtor	Down Town Association	Case number (if known)
Name		
Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.22 Luk & Luk, PLLC 254 Canal Street Suite 2001 New York, NY 10013	Line <u>3.15</u> <input type="checkbox"/> Not listed. Explain _____	—
4.23 Novak Francella LLC 450 Seventh Avenue New York, NY 10123	Line <u>3.6</u> <input type="checkbox"/> Not listed. Explain _____	—
4.24 Pitta LLP Attn: Jane Lauer Barker 120 Broadway, 28th Fl New York, NY 10271	Line <u>3.21</u> <input type="checkbox"/> Not listed. Explain _____	—
4.25 Rose Associates, Inc 777 Third Avenue New York, NY 10017	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a. \$	0.00
5b. + \$	6,797,498.53
5c. \$	6,797,498.53

Fill in this information to identify the case:

Debtor name **Down Town Association**

United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

**Second Floor and Elevator Lobby of the 70 Pine Street Condominium at 70 Pine Street, New York, New York.
43 years**

State the term remaining

List the contract number of any government contract _____

**EBRA 70 Pine Owner LLC
c/o Rose Associates
200 Madison Ave
New York, NY 10016**

2.2. State what the contract or lease is for and the nature of the debtor's interest

Lease at 60 Pine Street, New York, New York 10005

State the term remaining

45 Years

List the contract number of any government contract _____

**Great Empire Realty, LLC
139 Centre St
Ste 310
New York, NY 10013**

2.3. State what the contract or lease is for and the nature of the debtor's interest

Collective Bargaining Agreement

State the term remaining

3 years 5 months

List the contract number of any government contract _____

**Local 6 AFL-CIO
707 Eighth Avenue
New York, NY 10036**

2.4. State what the contract or lease is for and the nature of the debtor's interest

Postage Meter

State the term remaining

One Year

List the contract number of any government contract _____

**Pitney Bowes
3001 Summer St
Stamford, CT 06926**

Debtor 1 **Down Town Association**

First Name

Middle Name

Last Name

Case number (if known)

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

- 2.5. State what the contract or lease is for and the nature of the debtor's interest **Membership to The Players**

State the term remaining

List the contract number of any government contract

**The Players
16 Gramercy Park South
New York, NY 10003**

- 2.6. State what the contract or lease is for and the nature of the debtor's interest **Equipment Lease for Three Ricoh Printers**

State the term remaining

List the contract number of any government contract

**Wells Fargo Financial Leasing
800 Walnut Street
Des Moines, IA 50309**

Fill in this information to identify the case:

Debtor name **Down Town Association**

United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1

Street

City State Zip Code

☐ D
☐ E/F
☐ G

2.2

Street

City State Zip Code

☐ D
☐ E/F
☐ G

2.3

Street

City State Zip Code

☐ D
☐ E/F
☐ G

2.4

Street

City State Zip Code

☐ D
☐ E/F
☐ G

Fill in this information to identify the case:

Debtor name **Down Town Association**

United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

From the beginning of the fiscal year to filing date:
From **1/01/2021** to **Filing Date**

Sources of revenue
Check all that apply

☐ Operating a business

☒ Other **Proceeds from Auction and NYS Sales Tax Refund**

Gross revenue
(before deductions and exclusions)

\$5,322.00

For prior year:
From **1/01/2020** to **12/31/2020**

☒ Operating a business

☐ Other _____

\$785,176.00

For year before that:
From **1/01/2019** to **12/31/2019**

☒ Operating a business

☐ Other _____

\$2,039,219.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Debtor **Down Town Association**

Case number (if known)

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
--	-------	-----------------------	---------------------------------

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. In the Matter of the Arbitration between the Hotel, Restaurant & Club Employees and Bartenders Union, Local 6 ("Union) and Downtown Association Club ("Club")	Demand for Arbitration		<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

Debtor **Down Town Association**

Case number (if known)

Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. The Law Offices of Avrum J. Rosen, PLLC 38 New St Huntington, NY 11743-3327	Attorney Fees		\$25,000.00
Email or website address			
Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value

Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Debtor **Down Town Association**

Case number (if known) _____

Address

Dates of occupancy
From-To**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:
- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services
the debtor providesIf debtor provides meals
and housing, number of
patients in debtor's care**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.
☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☐ No. Go to Part 10.
☒ Yes. Does the debtor serve as plan administrator?

☐ No Go to Part 10.☒ Yes. Fill in below:

Name of plan

Club Employees Pension Plan

Employer identification number of the plan

EIN: _____

Has the plan been terminated?

- ☒ No
☐ Yes

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1. TD Bank	XXXX-7123	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other____	1/20/2021	\$5,504.27

Debtor **Down Town Association**

Case number (if known)

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.2. TD Bank	XXXX-3758	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other	1/20/2021	\$9,832.04

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
---	---	-----------------------------	-----------------------

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
---------------------------	-----------------------------------	-----------------------------	-----------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

☒ No.

☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

Debtor **Down Town Association**

Case number (if known)

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☐ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
		Dates business existed
25.1. Whitehead Property LLC 60 Pine St New York, NY 10005		EIN: From-To
25.2. MacKay Mezzanine LLC 60 Pine St New York, NY 10005		EIN: From-To

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. PKF O'Connor Davies, LLP Attn: Kerri Rawcliffe 40 Westminster Street, Suite 600 Providence, RI 02903	2018 - Present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26b.1. Club Employees Pension Fund c/o Novak Francella LLC 450 Fashion Ave #3500 New York, NY 10123	2/27/2019

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☒ None

Debtor **Down Town Association**

Case number (if known)

Name and address**If any books of account and records are
unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☐ No☒ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the
inventory****Date of inventory****The dollar amount and basis (cost, market,
or other basis) of each inventory**27.1 **Mark R. Altherr****February 31,
2020****37,688.00****Name and address of the person who has possession of
inventory records****Down Town Association
60 Pine Street
New York, NY 10005**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Mark R. Altherr	163 East 65th St New York, NY 10065	President	
Name	Address	Position and nature of any interest	% of interest, if any
D. Roger B. Liddell	520 East 86th St New York, NY 10028	Vice President	
Name	Address	Position and nature of any interest	% of interest, if any
Max Schneider	33 Irving Place, Third Floor New York, NY 10003	Trustee	
Name	Address	Position and nature of any interest	% of interest, if any
Timothy L. Thompson	291 Garfield Place Brooklyn, NY 11215	Secretary	
Name	Address	Position and nature of any interest	% of interest, if any
Mark Kopinski	143 Reade St 15B New York, NY 10013	Trustee	
Name	Address	Position and nature of any interest	% of interest, if any
Jeffrey Zeiger	PO Box 531 Aquebogue, NY 11931	Trustee	

Debtor **Down Town Association**

Case number (if known)

Name	Address	Position and nature of any interest	% of interest, if any
Jane M. Hewson	The Brick House 2153 Under the Mountain Road South Londonderry, VT 05155	Trustee	
Garrett Bowden	220 East 72nd Street Apt. 21A New York, NY 10021	Trustee	
Joseph P. Forte	32 Inness Place Manhasset, NY 11030	Trustee	
Jed Freedlander	256 Loring Ave Pelham, NY 10803	Trustee	
Conrad Steinmann	211 East 18th Street Apt 6M New York, NY 10003	Trustee	
Sharif Tanamli	PO Box 154 Bridgewater, CT 06752	Trustee	
Thomas O. Boucher, JR	187 Ward Rd. Salt Point, NY 12578	Trustee	
Aleksei Brown	2816 West 8 Street Brooklyn, NY 11224	Trustee	
Christine Yasaitis	213 River Road Ext Unit B Cos Cob, CT 06807	Trustee	

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
☐ Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No
☐ Yes. Identify below.

Debtor **Down Town Association**

Case number (if known) _____

Name and address of recipient

Amount of money or description and value of
property

Dates

Reason for
providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent
corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☐ No
☒ Yes. Identify below.

Name of the pension fund

Employer Identification number of the parent
corporation

Club Employees Pension Plan

EIN:

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 4, 2021**

/s/ Mark R. Altherr

Signature of individual signing on behalf of the debtor

Mark R. Altherr

Printed name

Position or relationship to debtor **President**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

B2030 (Form 2030) (12/15)

**United States Bankruptcy Court
Southern District of New York**

In re **Down Town Association**

Debtor(s)

Case No.

Chapter

11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	25,000.00
Prior to the filing of this statement I have received	\$	25,000.00
Balance Due	\$	0.00

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

Negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of reaffirmation agreements and applications as needed; preparation and filing of motions pursuant to 11 USC 522(f)(2)(A) for avoidance of liens on household goods.

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions or any other adversary proceeding.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

March 4, 2021

Date

/s/ Avrum J. Rosen

Avrum J. Rosen

Signature of Attorney

Law Offices of Avrum J. Rosen, PLLC

38 New St

Huntington, NY 11743-3327

631-423-8527 Fax: 631-423-4536

arosen@ajrlawny.com

Name of law firm

**United States Bankruptcy Court
Southern District of New York**

In re **Down Town Association**

Debtor(s)

Case No.
Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
---	----------------	----------------------	------------------

-NONE-

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **President** of the NY Not-For-Profit Corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **March 4, 2021**

Signature **/s/ Mark R. Altherr**
Mark R. Altherr

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
Southern District of New York**

In re **Down Town Association**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President of the NY Not-For-Profit Corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **March 4, 2021**

/s/ Mark R. Altherr

Mark R. Altherr/President

Signer/Title

ALBERTO ROSADO
549 ACADEMY ST
APT 22
NEW YORK, NY 10034

ALEKSEI BROWN
2816 WEST 8 STREET
BROOKLYN, NY 11224

ANGEL MATIAS
2190 2ND AVE
APT 12B
NEW YORK, NY 10029

BRIAN MATTHEWS
306 W 51ST STREET
APT 5B
NEW YORK, NY 10019

CARTER LEDYARD & MILBURN LLP
2 WALL STREET
NEW YORK, NY 10005

CHARLES MOHAN
200 W 70TH ST
APT 2R
NEW YORK, NY 10023

CHRISTINE YASAITIS
213 RIVER ROAD EXT
UNIT B
COS COB, CT 06807

CLUB EMPLOYEES PENSION PLAN
EMPLOYEE BENEFIT FUNDS
305 WEST 44TH STREET
NEW YORK, NY 10036

CLUB EMPLOYEES PENSION PLAN
709 EIGHTH AVENUE
NEW YORK, NY 10036

CON EDISON
ATTN: LAW DEPARTMENT
4 IRVING PLACE RM 1875
NEW YORK, NY 10003

CON EDISON
ATTN: LAW DEPARTMENT
4 IRVING PLACE RM 1875
NEW YORK, NY 10003

CONRAD STEINMANN
211 EAST 18TH STREET
APT 6M
NEW YORK, NY 10003

CORANN WILLIAMS
518 PENNSYLVANIA AVE
APT 2B
BROOKLYN, NY 11207

D. ROGER B. LIDDELL
520 EAST 86TH ST
NEW YORK, NY 10028

DOMINGO REYES
5312 106TH ST
CORONA, NY 11368

EBRA 70 PINE OWNER LLC
777 THIRD AVENUE. 6TH FL
NEW YORK, NY 10017

EBRA 70 PINE OWNER LLC
C/O ROSE ASSOCIATES
200 MADISON AVE
NEW YORK, NY 10016

EMMANUEL COLLADO
115 VERMILYEA AVE
APT 1B
NEW YORK, NY 10034

FRANCISCO ROSADO
3063 GODWIN TERRACE
APT 3A
BRONX, NY 10463

GARRETT BOWDEN
220 EAST 72ND STREET
APT. 21A
NEW YORK, NY 10021

GIDEON MARTIN
707 8TH AVENUE
NEW YORK, NY 10036

GREAT EMPIRE REALTY, LLC
254 CANAL STREET
SUITE 2001
NEW YORK, NY 10013

GREAT EMPIRE REALTY, LLC
254 CANAL STREET
SUITE 2001
NEW YORK, NY 10013

GREAT EMPIRE REALTY, LLC
139 CENTRE ST
STE 310
NEW YORK, NY 10013

HANNA PRAWDZIK
16 GRAND ST
LITTLE FERRY, NJ 07643

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA, PA 19101-7346

JANE M. HEWSON
THE BRICK HOUSE
2153 UNDER THE MOUNTAIN ROAD
SOUTH LONDONDERRY, VT 05155

JED FREEDLANDER
256 LORING AVE
PELHAM, NY 10803

JEFFREY ZEIGER
PO BOX 531
AQUEBOGUE, NY 11931

JESSICA ROSADO
549 ACADEMY ST
APT 22
NEW YORK, NY 10034

JOSE CABRAL
144 E 208 ST
APT GC
BRONX, NY 10467

JOSEPH P. FORTE
32 INNESS PLACE
MANHASSET, NY 11030

JULIO GARCIA
332 E 15TH ST
APT 6B
NEW YORK, NY 10003

KELSICK BENN
6817 3RD AVE
APT 4L
BROOKLYN, NY 11220

LOCAL 6 AFL-CIO
707 EIGHTH AVENUE
NEW YORK, NY 10036

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707 EIGHTH AVENUE
NEW YORK, NY 10036

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707 EIGHTH AVENUE
NEW YORK, NY 10036

LOCAL 6 AFL-CIO
707 EIGHTH AVENUE
NEW YORK, NY 10036

LUK & LUK, PLLC
254 CANAL STREET
SUITE 2001
NEW YORK, NY 10013

MARIO DE LEON
650 BOOTH STREET
APT 6E
REGO PARK, NY 11374

MARK KOPINSKI
143 READE ST
15B
NEW YORK, NY 10013

MARK R. ALTHERR
163 EAST 65TH ST
NEW YORK, NY 10065

MAX SCHNEIDER
33 IRVING PLACE, THIRD FLOOR
NEW YORK, NY 10003

NEW YORK CITY DEP
59-17 JUNCTION BOULEVARD
ELMHURST, NY 11373

NEW YORK CITY DEP
59-17 JUNCTION BOULEVARD
ELMHURST, NY 11373

NOVAK FRANCELLE LLC
450 SEVENTH AVENUE
NEW YORK, NY 10123

NYS DEPT. OF TAX. & FIN.
BANKRUPTCY SECTIONS
P.O. BOX 5300
ALBANY, NY 12205-0300

PASCASIO VERAS
184 LOCKWOOD AVE
YONKERS, NY 10701

PITNEY BOWES
3001 SUMMER ST
STAMFORD, CT 06926

PITNEY BOWES
ATTN: PURCHASE POWER
2225 AMERICAN DRIVE
NEENAH, WI 54956

PITNEY BOWES
3001 SUMMER ST
STAMFORD, CT 06926

PITTA LLP
ATTN: JANE LAUER BARKER
120 BROADWAY, 28TH FL
NEW YORK, NY 10271

RAMON MEZON
853 MACY PL
APT 3C
BRONX, NY 10455

ROHAN DIXON
831 CLEVELAND ST
BROOKLYN, NY 11208

ROSE ASSOCIATES, INC
777 THIRD AVENUE
NEW YORK, NY 10017

SHARIF TANAMLI
PO BOX 154
BRIDGEWATER, CT 06752

THE PLAYERS
16 GRAMERCY PARK SOUTH
NEW YORK, NY 10003

THOMAS O. BOUCHER, JR
187 WARD RD.
SALT POINT, NY 12578

TIMOTHY L. THOMPSON
291 GARFIELD PLACE
BROOKLYN, NY 11215

WALKIRIS ROSADO
420 WEST 19TH ST
APT 8F
NEW YORK, NY 10011

WELLS FARGO FINANCIAL LEASING
800 WALNUT STREET
DES MOINES, IA 50309

WELLS FARGO FINANCIAL LEASING
800 WALNUT STREET
DES MOINES, IA 50309

WHITFIELD & EDDY LAW
ATT: MARK RICE
699 WALNUT STREET, SUITE 2000
DES MOINES, IA 50309

WILMAN PERALTA
549 ACADEMY ST
APT22
NEW YORK, NY 10034